

**Subject Property: 010-4540-00660**

**Address: 21 N 63rd Ave W**



**Property Description:**

The subject property is a single family 2 story built in 1928 in the Western Duluth market area. According to county records it contains 3 bedrooms, 1 bathrooms, an unfinished basement, and a 14' x 20' detached garage built in 1938.

**Neighborhood:** Zoo East

**Gross Square Footage:** 1,424

**On Market** N/A

**Current Assessed Value:** \$106,900

**Value per Square Foot:** \$75/sq. ft.



**Interior Photos****010-4540-00660****Address: 22 S 64th Ave W****Property Description:**

The subject property is a single family 2 story built in 1928 in the Western Duluth market area. According to county records it contains 3 bedrooms, 1 bathrooms, an unfinished basement, and a 14' x 20' detached garage built in 1938.

**Neighborhood:** Zoo East**Gross Square Footage:** 1,424**Last Date of Sale:** N/A**Current Assessed Value:** \$106,900**Value per Square Foot:** \$75/sq. ft.

**Comparable 1: 010-4540-00990****Address: 15 N 62nd Ave W****Property Description:**

Comparable #1 is a single family home built in 1910 in the Western Duluth market area. According to county records it contains 3 bedrooms, 1 bathrooms, an unfinished basement, and a 20' x 24' detached garage built in 1966.

**Neighborhood:** Zoo East**Gross Square Footage:** 1,185**Last Date of Sale:** 10/04/2019**Sales Price:** \$130,900**Price per Square Foot:** \$110/sq. ft.



**Comparable 2: 010-3140-03000**

**Address: 230 N 62nd Ave. W**



**Property Description:**

Comparable #2 is a single family home built in 1889 in the Western Duluth market area. According to county records it contains 2 bedrooms, 1 bathrooms, an unfinished basement, and a 24' x 24' detached garage built in 1984.

**Neighborhood:** Cody

**Gross Square Footage:** 1,043

**Last Date of Sale:** 08/07/2020

**Sales Price:** \$85,000

**Price per Square Foot:** \$82/sq. ft.



**Comparable 3: 010-4480-04335**

**Address: 9 N 58th Ave W**



**Property Description:**

Comparable #3 is a single family home built in 1931 in the Western Duluth market area. According to county records it contains 3 bedrooms, 1.75 baths, unfinished basement, and a 20'x20' detached garage built in 1975.

**Neighborhood:** Cody

**Gross Square Footage:** 1,188

**Last Date of Sale:** 07/01/2020

**Sales Price:** \$139,000

**Price per Square Foot:** \$117/sq. ft.





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